

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
ADMINISTRATION CENTER, ROOM AC 255/259  
THURSDAY, OCTOBER 1, 2009, 1:00 P.M.**

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**CALL TO ORDER**

Bill Mitchell, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:	Pat Haukohl	Bob Peregrine	Jim Siepmann	
	Gary Goodchild	Walter Kolb	Bill Mitchell	Bonnie Morris

Commission

Members Absent: None

Staff

Members Present: Richard L. Mace, Planning and Zoning Manager  
Kathy Brady, Secretary Supervisor  
Jason Fruth, Senior Planner

Guests Present: Dr. M.J. Inda: SCU-1509, Waterville Lake Homeowners Association  
Alan Olson: CU-1507, petitioner  
Craig Kryscio: SCU-1412A, petitioner

**CORRESPONDENCE:**

- **WCCA 2009 Fall Conference**, November 4 – 6, 2009, Midway Hotel, La Crosse, WI

*After discussion, Mrs. Haukohl moved, seconded by Mr. Peregrine, and carried unanimously to approve, any Commission member's attendance at the conference.*

**MEETING APPROVAL:** Schedule Commission meeting dates – January to December 2010

The following Commission meeting dates were decided upon for 2010:

January 7 and 21	July 15
February 4 and 18	August 5 and 19
March 11 and 25	September 2 and 16
April 8 and 22	October 7 and 21
May 6 and 20	November 4 and 18
June 3 and 17	December 9

**MINUTES**

None

**PUBLIC COMMENT**

Chairperson Mitchell asked if anyone from the audience wished to address the Commission? With no public comment, he moved to the next item on the agenda.

• **CU-1507 (Alan and Linda Olson) Town of Genesee, Section 10**

Mr. Mace presented the “Staff Report and Recommendation” dated October 1, 2009, and made a part of these Minutes. He pointed out the location of the property, at S26 W30082 Boettcher Road in the Town of Genesee on the aerial photograph and indicated the request is for after-the-fact approval for earth-altering activities associated with construction of an upland pond.

Mr. Mace noted the pond was constructed without permits in 2002. The petitioner indicated he was not aware that permits were needed for the pond and constructed it to control water from natural springs on the east and south sides of the property. Mrs. Haukohl questioned if the pond was artificially filled, to which Mr. Mace replied that it was groundwater fed. Mr. Mace pointed out that the violation was noticed during a review of a Zoning Permit for interior remodeling for the residence earlier this year. A violation letter was sent to the petitioner and he fully cooperated by applying for an after-the-fact Conditional Use Permit for the pond.

*After discussion, Mr. Goodchild moved, seconded by Mr. Kolb, and carried unanimously for approval, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

• **CU-1220T (Hillview Nursery) Town of Vernon, Section 18**

Mr. Mace presented the “Staff Report and Recommendation” dated October 1, 2009, and made a part of these Minutes. He pointed out the location of the property, at W272 S8430 Hillview Drive in the Town of Vernon on the aerial photograph and indicated the request is to terminate the existing Conditional Use approval for a nursery operation.

Mrs. Haukohl inquired as to why, if the Conditional Use Permit for the nursery was never issued, how it could be terminated? Mr. Mace responded, that the Conditional Use (CU) was approved in 1999, however, since the conditions of the CU were never complied with, a CU permit was never issued but the CU approval was done and it is being terminated. Prior to the CU approval, the nursery was being operated without a permit. The nursery operation has not been in business for the past two years. The termination of the CU would ensure that if the current or any future owner of the property would like to utilize the property for a nursery/landscaping business, a new CU would need to be applied for.

*After discussion, Mr. Siepmann moved, seconded by Mrs. Haukohl, and carried unanimously for approval, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

• **SCU-1412A (Craig Kryscio) Town of Brookfield, Section 6**

Mr. Mace presented the “Staff Report and Recommendation” dated October 1, 2009, and made a part of these Minutes. He pointed out the location of the property, approximately 800 ft. south of Weyer Road at the southerly terminus of Martha Lane in the Town of Brookfield on the aerial photograph and indicated the request is for filling and grading related to home site preparation and berms.

Mr. Mace indicated the east portion of the property was a former dump which was closed in 1990. Mr. Goodchild asked if filling the lot is required to get a buildable site? Mr. Mace replied, the fill is necessary to physically build the structure on stable ground and elevates it above groundwater. Mrs. Haukohl pointed out that the septic site is located on the neighbor’s property with an easement and wondered if that

would be an issue, to which Mr. Mace replied “No.” Mr. Goodchild asked if there is a drainage area on the site and would it be an issue for the neighbor to the north (regarding adverse drainage)? Mr. Fruth, Senior Planner, responded that there is a swale on the plan which should address the drainage. He has been in contact with the Land Resources Division who visited the property and indicated it would not affect the neighbor. At the public hearing, the Town of Brookfield Building Inspector expressed the same concerns and indicated he would be asking the Town Engineer to look into the matter during the review of the Storm Water Erosion Control Permit process. In addition, both of the neighbors to the north are elevated higher. Mrs. Haukohl asked why the County wasn’t included in the review of the storm water management? Mr. Mace replied, the Town of Brookfield has adopted their own Ordinance which must be at least as restrictive as the County’s. Mr. Mace inquired as to how deep the pond is on the property, to which Mr. Kryscio (petitioner) replied, the majority of the pond is approximately 8 to 9 ft. deep, however, on the far side it is approximately 16 ft. deep. Mr. Mace asked if the septic is going to be a mound or conventional system? Mr. Kryscio responded, “Mound.” He added that all of the surrounding neighbors also have mound systems. Because of the presence of mound systems, the elevation above groundwater is necessary for the residence.

*After discussion, Mrs. Morris moved, seconded by Mr. Peregrine, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

• **SCU-1509 (Waterville Lake Homeowners Association) Town of Summit, Section 36**

Mr. Mace presented the “Staff Report and Recommendation” dated October 1, 2009, and made a part of these Minutes. He pointed out the location of the property in the Town of Summit on the aerial photograph and indicated the request is for earth-altering activities associated with the dredging of the inlet area on Waterville Lake and construction and use of a dewatering area for the dredged spoils.

Mr. Mace described the process of dredging the lake and noted the sediment would be placed on a vacant lot on the lake and filtered through dewatering bags. The clean water would then be returned to the lake, while the sediment is trapped in the bags. Mrs. Morris indicated she supports the request and mentioned the Upper Nemahbin Lake Management District is also interested in this type of project. Mr. Siepmann said he attended the Town meeting where the request was originally presented. The system is unique and very well planned out and he was impressed. Mr. Goodchild strongly suggested that the future waste disposal area on the vacant lot be protected (fenced off) from construction activity. He cautioned that if that area was disturbed, driven over or compacted, the lot could become unbuildable.

*After discussion, Mrs. Haukohl moved, seconded by Mr. Siepmann, and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

**ADJOURNMENT**

*With no further business to come before the Commission, Mrs. Haukohl moved, seconded by Mr. Kolb to adjourn at 2:55 p.m.*

Respectfully submitted,

Bonnie Morris  
Secretary

BM:kab